



1 THE POPLARS

WISSETT ROAD, IP19 8PS



This four-bedroom detached home offers a sense of serenity and space whilst being conveniently located within walking distance of Halesworth town centre.

Upon entry, you are welcomed into a light-filled entrance hallway which seamlessly connects each space. The heart of the home is the expansive sitting room/kitchen diner, which is a versatile area for family living. From the kitchen-diner a set of French doors leads onto the large balcony, offering views of the surrounding fields. This seamless integration of indoor and outdoor living spaces provides the perfect setting for al fresco dining or simply to enjoy the natural beauty that surrounds the home. There is a generously sized utility room adjacent to the kitchen which has a door leading out to the garden. Also, on the ground floor is bedroom four which has front aspect views. A bathroom with a walk-in shower, basin and toilet completes the ground floor accommodation.

Upstairs, the master bedroom suite is more than generously sized. With views over the garden and fields beyond, it is both light and bright as well as being a luxurious sanctuary for rest and relaxation. The suite also offers a dressing room and ensuite bathroom. There are two further bedrooms, one double and one single, sharing a family bathroom that comprises of a p-shaped bath with shower over, a basin and a toilet. On the lower level the space is extremely versatile. The principal rooms on this level are currently used as an art studio and a library/cinema room. A further room is utilised as a gymnasium, with a wine store and large luggage room completing the accommodation on this lower level.

Outside to the rear of the property you will find the easy-to-maintain garden that provides a tranquil retreat, ideal for outdoor gatherings. To the front of the property there is a double detached garage with electric up-and-over door. There is ample of off-road parking for several vehicles.

This property was completed in February 2015 and retains the remaining period of its NHBC.

SERVICES Mains water, electricity and drainage are connected to this property. Heating is provided by way of gas central heating. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY: East Suffolk Council - E

EPC – B

VIEWING Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

DURRANTS BUILDING CONSULTANCY Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.

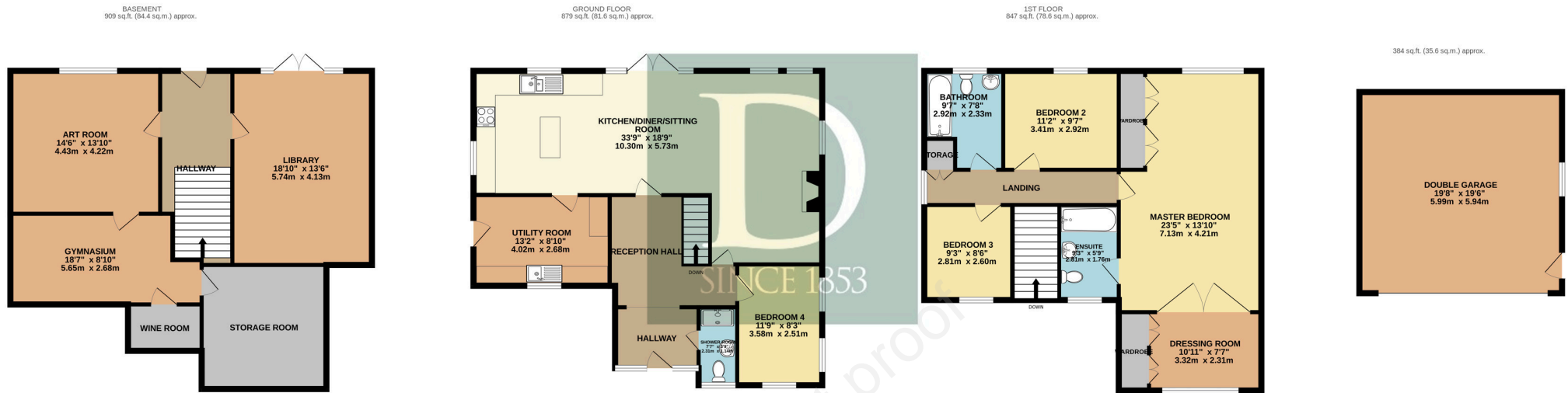








FLOOR PLAN



TOTAL FLOOR AREA : 3018 sq.ft. (280.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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